088.0	0002	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	556,800 /	556,800
					USE VALUE:	556,800 /	556,800
					ASSESSED:	556,800 /	556,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIANO FRANK J & NICOLANE
Owner 2:	
Owner 3:	
Street 1:	65 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIANO FRANK J -
Owner 2:	-
Street 1:	65 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,710 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 956 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6710.000	121,900		434,900	556,800
Total Card	0.154	121,900		434,900	556,800
Total Parcel	0.154	121,900		434,900	556,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 582.43 | /Parcel: 582.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55834
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0002-0015.0

!7161!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	121,900	0	6,710.	434,900	556,800	556,800	Year End Roll	12/18/2019
2019	101	FV	109,600	0	6,710.	441,100	550,700	550,700	Year End Roll	1/3/2019
2018	101	FV	109,600	0	6,710.	329,300	438,900	438,900	Year End Roll	12/20/2017
2017	101	FV	109,600	0	6,710.	298,200	407,800	407,800	Year End Roll	1/3/2017
2016	101	FV	109,600	0	6,710.	285,800	395,400	395,400	Year End	1/4/2016
2015	101	FV	109,000	0	6,710.	242,300	351,300	351,300	Year End Roll	12/11/2014
2014	101	FV	109,000	0	6,710.	229,900	338,900	338,900	Year End Roll	12/16/2013
2013	101	FV	109,000	0	6,710.	218,700	327,700	327,700		12/13/2012

PRINT

Date	Time
12/10/20	21:50:08

LAST REV

Date	Time
02/05/19	12:50:25
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7161

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIANO FRANK J,	69393-592		6/6/2017	Convenience	1	No	No		
CIANO FRANK J/E	68883-230		2/10/2017	Convenience	1	No	No		
CIANO FRANK	24924-482		10/14/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	55834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/1994	596		15,000	C				CONVERT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	197	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6710		Sq. Ft.	Site		0	70.	0.93	5									434,909						434,900	

Total AC/HA: 0.15404 | Total SF/SM: 6710 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,909 | Spl Credit | Total: 434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99128473
Adj $ / SQ:	127.132
Other Features:	62500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	165635
Depreciation:	43728
Depreciated Total:	121907

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

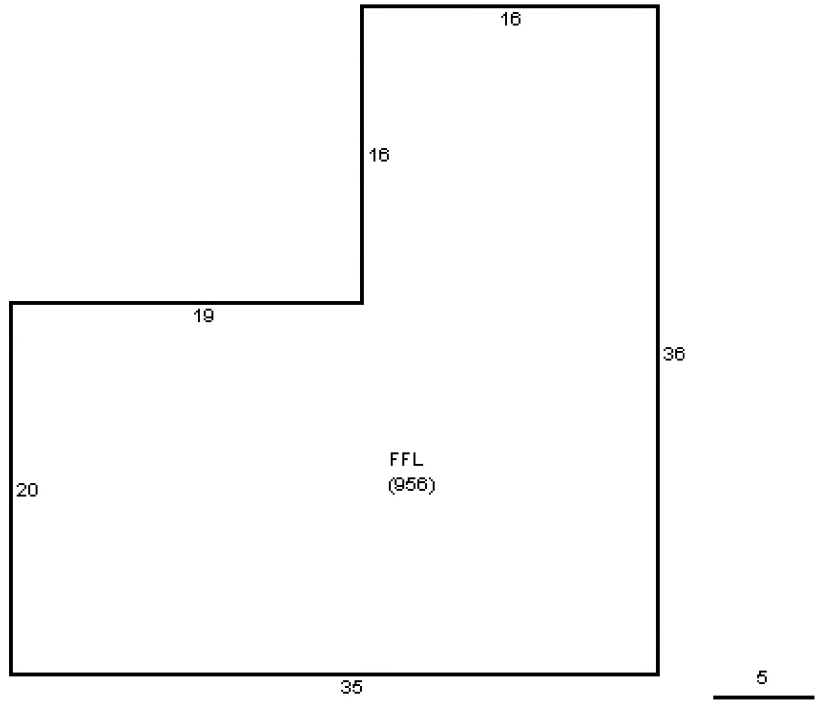
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	114.42
Special Features:	0	Val/Su Net:	127.51
Final Total:	121900	Val/Su SzAd	127.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	956	127.130	121,538

Net Sketched Area:	956		Total:	121,538	
Size Ad	956	Gross Are	956	FinArea	956

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

088.0-0002-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	